



**City of Powell, Ohio**

**ORDINANCE 2015-20**

Adopted May 5, 2015

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR ELITE LAND TITLE LLC & 75 LINCOLN LLC FOR A PROPOSED 2,735 SQ. FT. OFFICE BUILDING LOCATED AT 75 LINCOLN STREET.**

**WHEREAS,** the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for Elite Land Title LLC & 75 Lincoln LLC for a proposed 2,735 sq. ft. office building located at 75 Lincoln Street; and

**WHEREAS,** the Final Development Plan has been submitted to City Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell; and

**WHEREAS,** City Council has determined that the implementation and approval of the Final Development Plan, which is attached hereto as Exhibit "A" and incorporated herein by reference, is in the best interest of the residents of the City of Powell;

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:**

**Section 1:** That the Final Development Plan for Elite Land Title LLC & 75 Lincoln LLC for a proposed 2,735 sq. ft. office building located at 75 Lincoln Street, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is accepted and approved by the Council of the City of Powell, subject to and contingent upon the following conditions as recommended by the Planning and Zoning Commission:

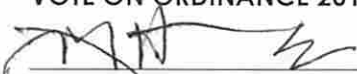
1. That all of the engineering shall be reviewed by the City Engineer to ensure compliance with all applicable rules and standards;
2. That the gutters shall be changed to half-round style and painted to match the trim; and
3. That SmartSide® handling and installation guidelines shall be followed per manufacturer's instructions.

**Section 2:** It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

**Section 4:** That this Ordinance shall take effect on the earliest period allowed by law.

**VOTE ON RULES SUSPENSION:**                    Y   6                      N   0  

**VOTE ON ORDINANCE 2015-20:**            Y   6                      N   0  

  
 \_\_\_\_\_  
 Jim Hrivnak  
 Mayor

5-18-15  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Sue D. Ross  
 City Clerk

 5/27/2015  
 \_\_\_\_\_  
 Date

**EFFECTIVE DATE: June 4, 2015**

The legislation has been posted in accordance with the City Charter on this date 5/27/2015.

  
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 City Clerk

**City Council**

Jon Bennehoof                    Frank Bertone                    Jim Hrivnak, Mayor                    Tom Counts                    Mike Crites                    Richard Cline                    Brian Lorenz